HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2013

Highlights

- Housing starts in the Vancouver CMA has been steady through the second half of 2013, while the pace of new home construction in the Abbotsford-Mission CMA has picked up markedly.
- Compared to a year prior, the inventory of completed and unabsorbed housing units was higher in October 2013 despite increased absorptions year-to-date.

Figure 1

* Seasonally adjusted annual rate
Source: CREA, calculation and forecast by CMHC

[1] All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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- Existing home sales in areas covered by the Real Estate Board of Greater Vancouver has continued on to rebound. Year-to-date MLS®[2] sales and average price showed relative strength compared to the same period a year ago.

Housing Market Overview

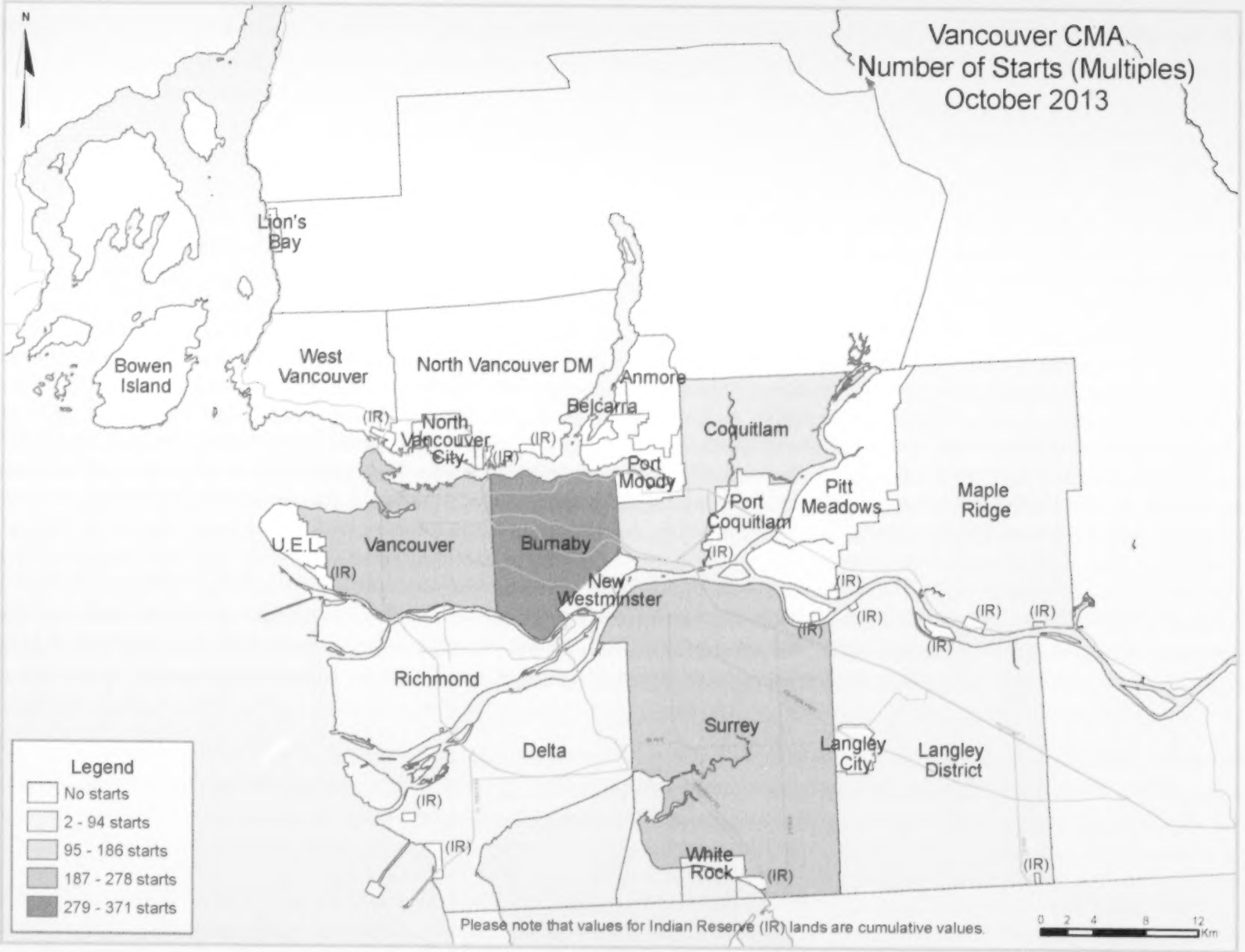
Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,465 units in October, compared to 19,478 in September (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. The trend measure showed relative stability for both single-detached and multiple-family housing starts over the past three months. Actual housing starts totalled 15,473 units in the ten months to October 2013, which was 6.8 per cent lower than during the same period a year ago.

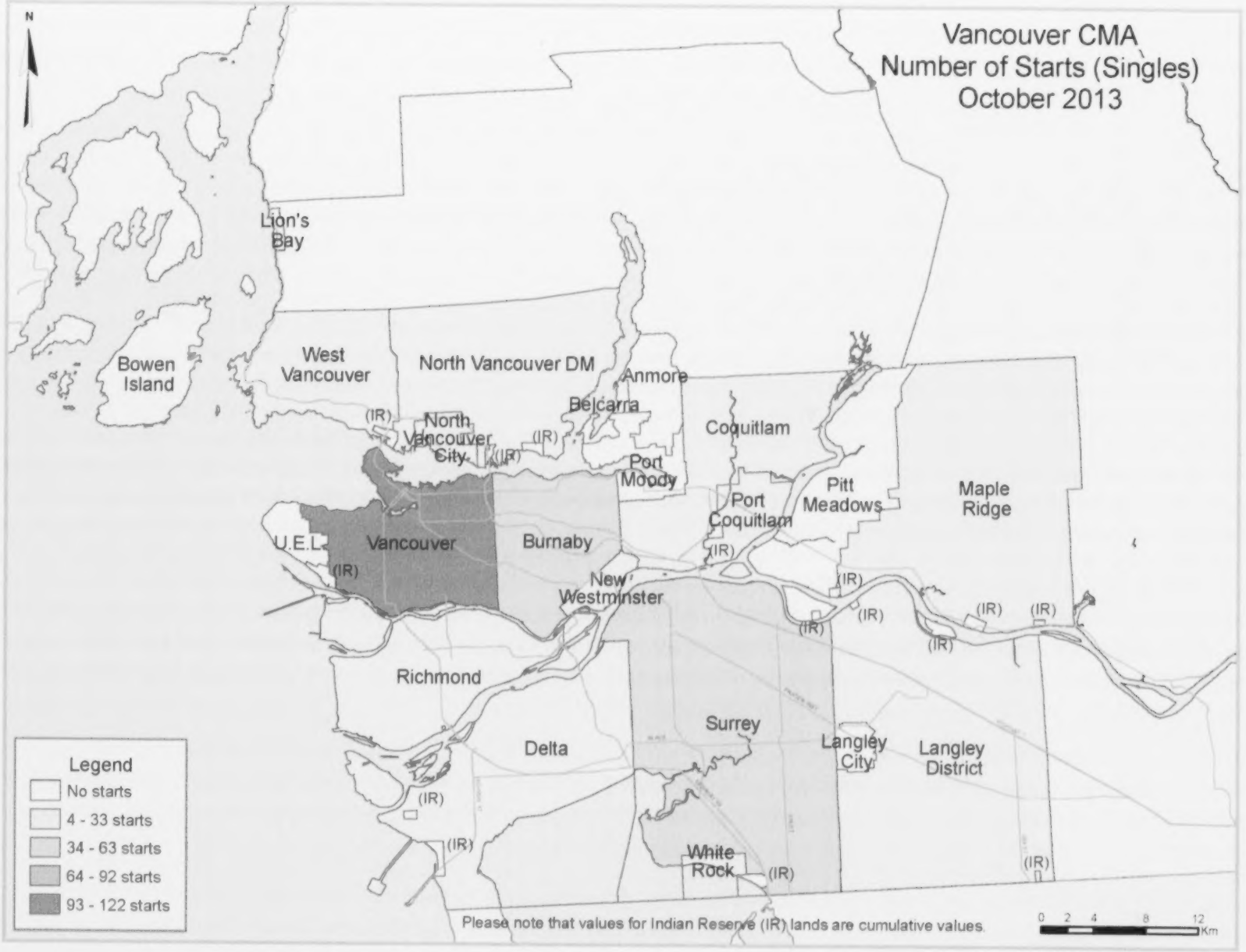
The inventory of completed and unabsorbed housing units rose year-over-year in October 2013 despite increased absorptions during the first ten months of the year. The number of completed and unabsorbed units was 1,415 for single-detached homes compared to 1,204 a year ago, and 2,759 units for multiple-family homes compared to 2,284 twelve months prior.

In the Abbotsford-Mission CMA, construction started on 20 new homes, bringing the year-to-date total to 598 units, which was much higher than the 331 units recorded during the same period a year ago. Stronger starts of condominium and rental apartments accounted for most of the housing starts growth in Abbotsford-Mission CMA in 2013.

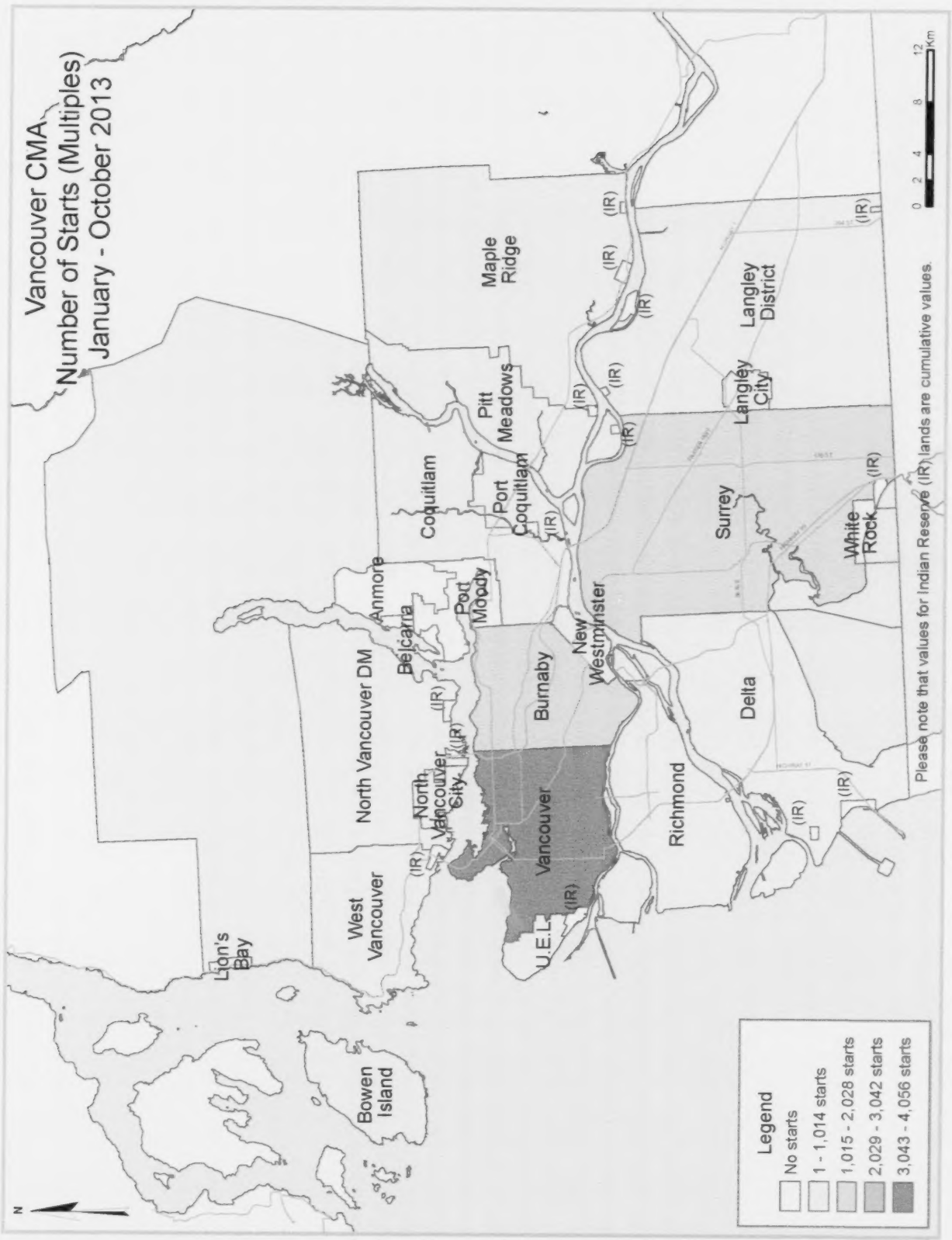
As for the MLS® resale market in areas covered by the Real Estate Board of Greater Vancouver, low mortgage interest rates and pent-up demand helped the recovery since June 2013 sustain its momentum. Year-to-date, the number of MLS® sales recorded was approximately nine per cent higher than it was a year ago; average MLS® price for this period was about four per cent higher than the same period a year ago. Much of the increase in average MLS® price was due to compositional shifts favouring single-detached homes in pricier neighbourhoods.

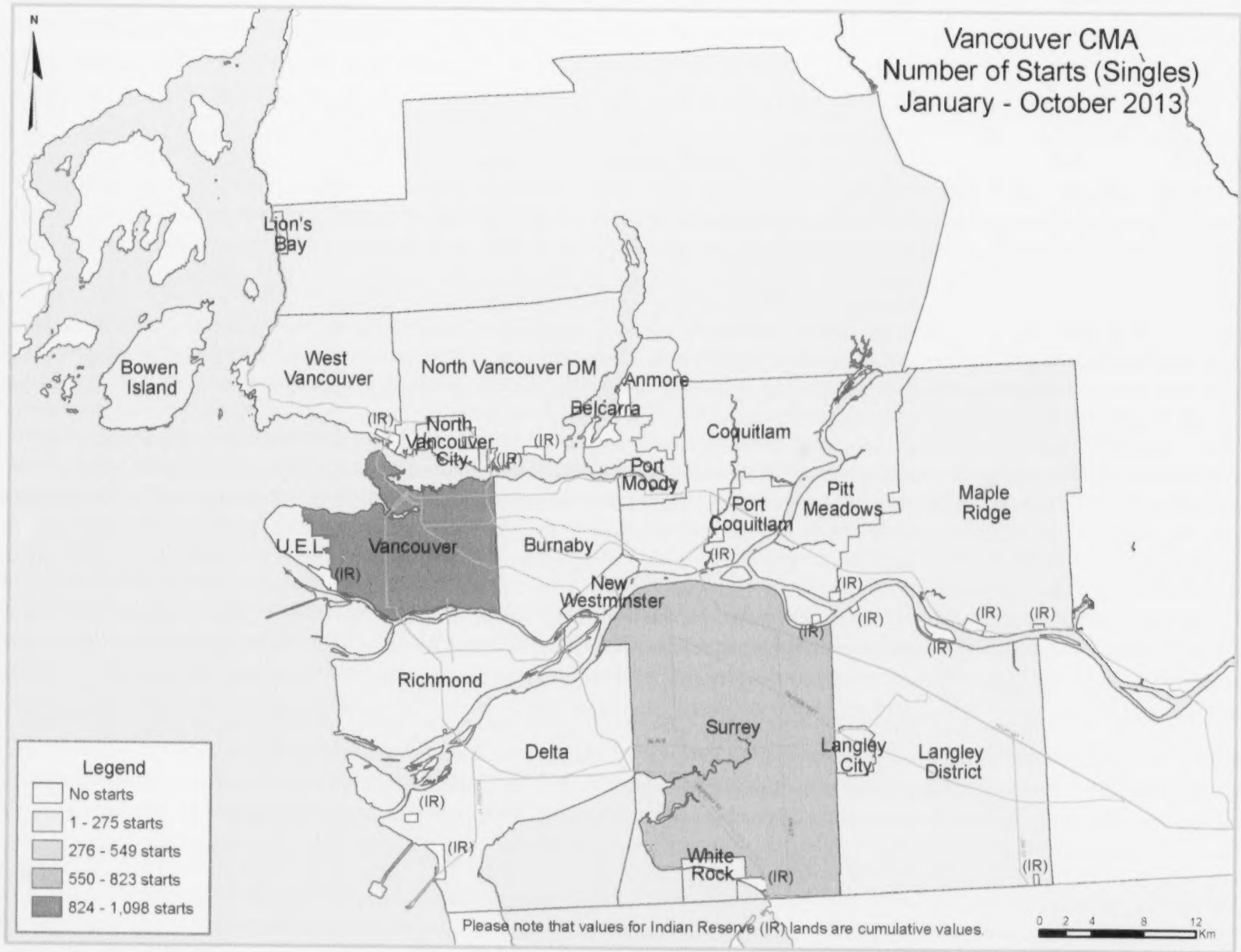
[2] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

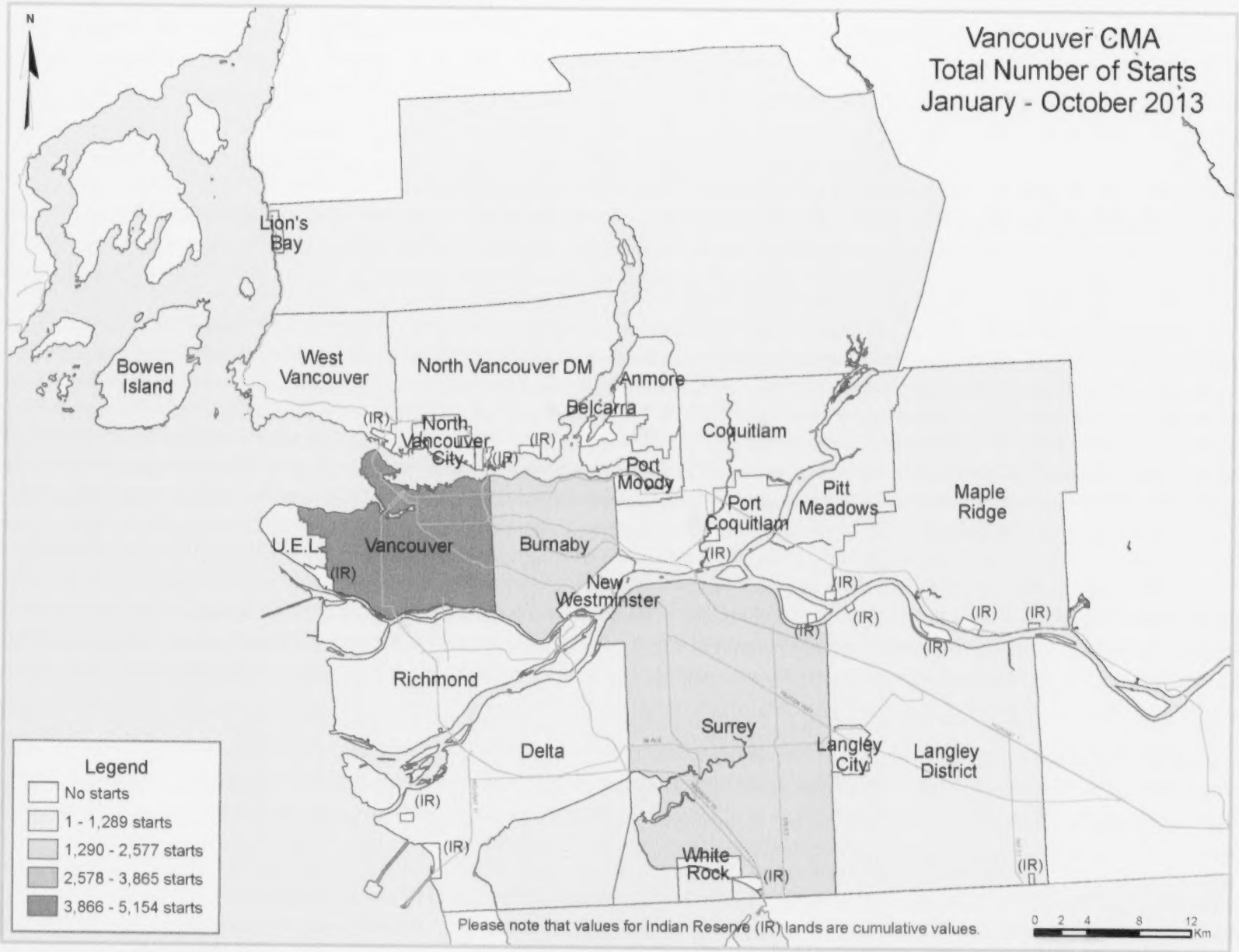

Vancouver CMA
Number of Starts (Multiples)
October 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 94 starts
95 - 186 starts
187 - 278 starts
279 - 371 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

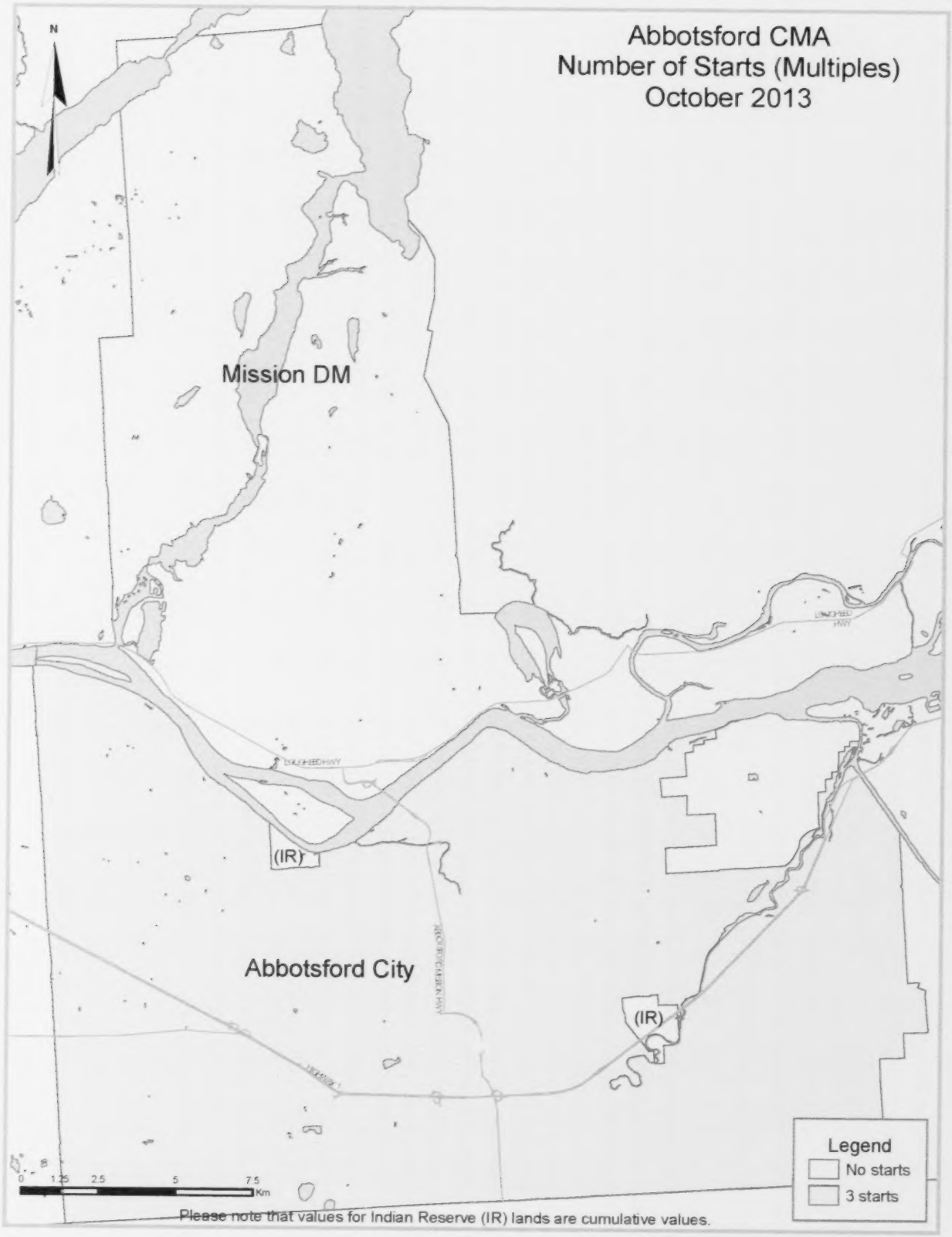

Vancouver CMA
Number of Starts (Singles)
October 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
4 - 33 starts
34 - 63 starts
64 - 92 starts
93 - 122 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

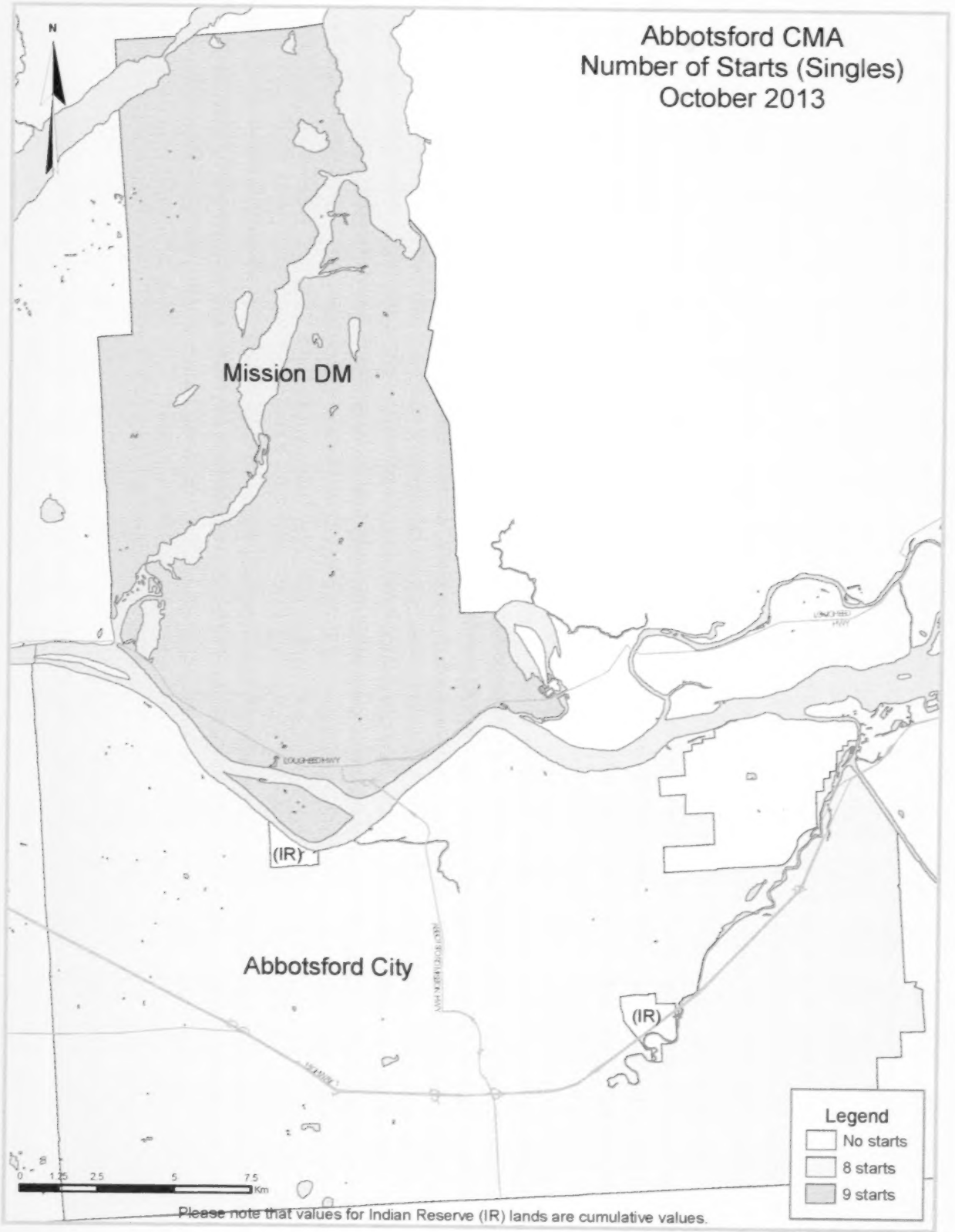
Vancouver CMA
Total Number of Starts
October 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
13 - 111 starts
112 - 209 starts
210 - 307 starts
308 - 406 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Multiples)
January - October 2013
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 1,014 starts
1,015 - 2,028 starts
2,029 - 3,042 starts
3,043 - 4,056 starts
N
0 2 4 8 12 Km

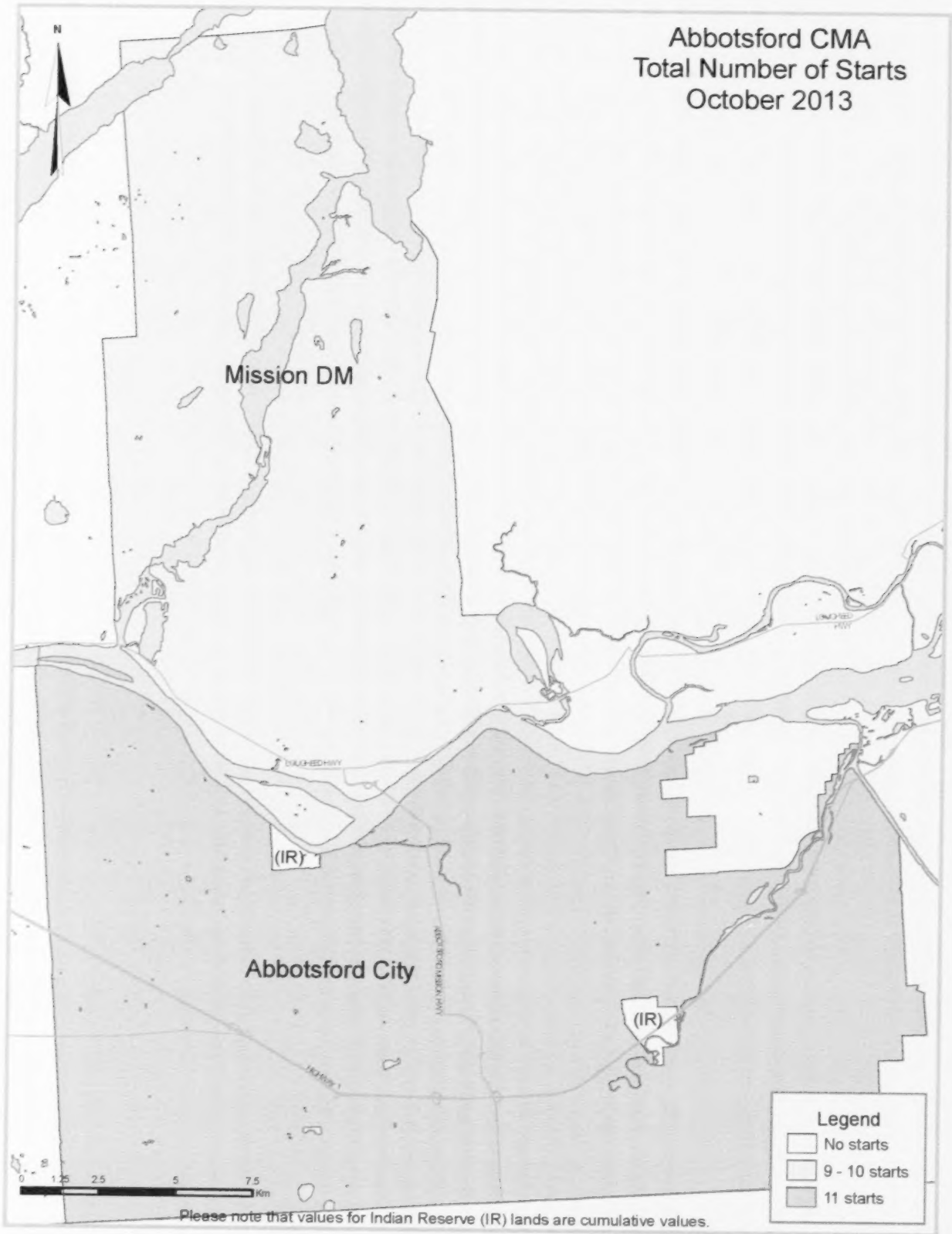

Vancouver CMA
Number of Starts (Singles)
January - October 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 275 starts
276 - 549 starts
550 - 823 starts
824 - 1,098 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

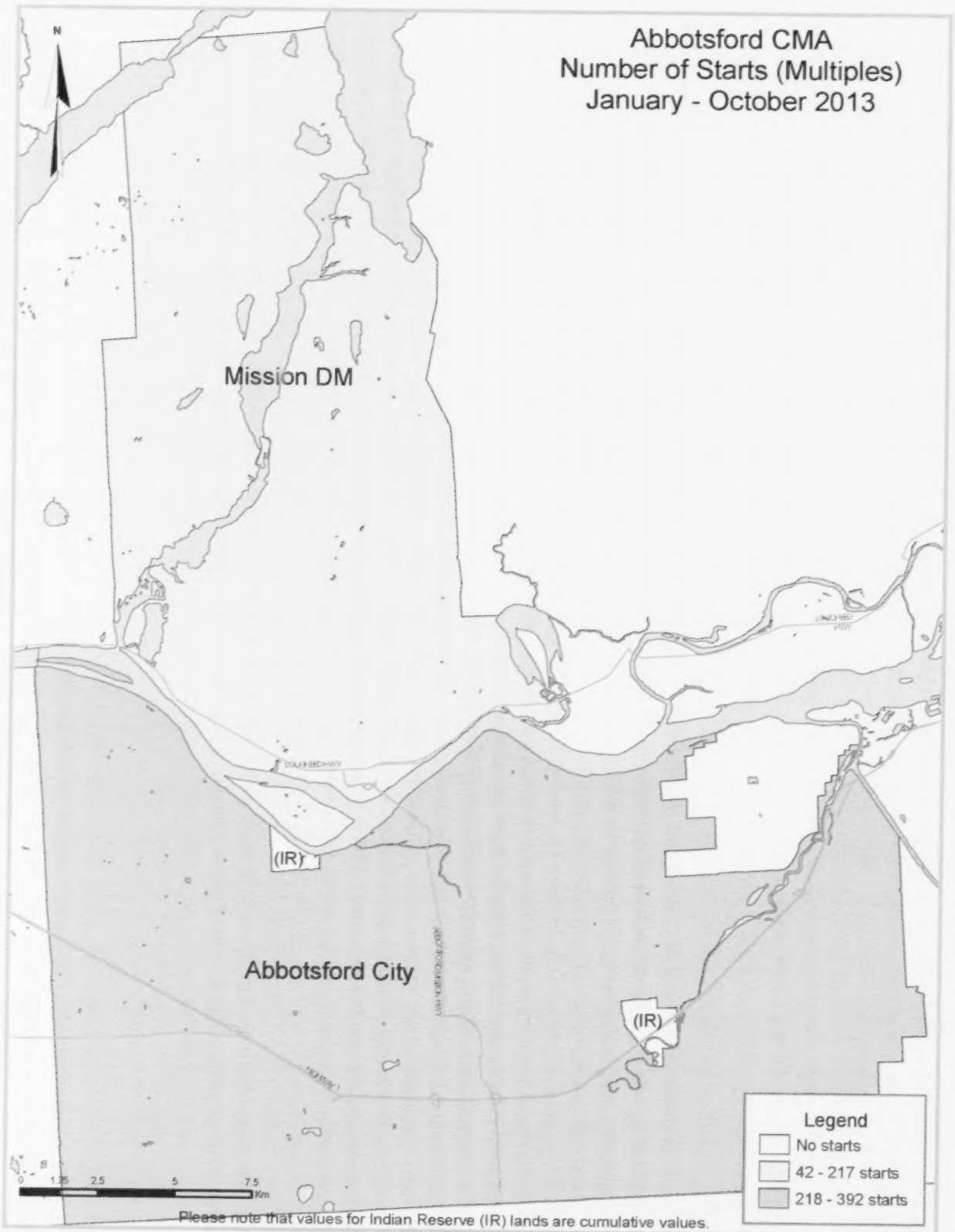

Vancouver CMA
Total Number of Starts
January - October 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 1,289 starts
1,290 - 2,577 starts
2,578 - 3,865 starts
3,866 - 5,154 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

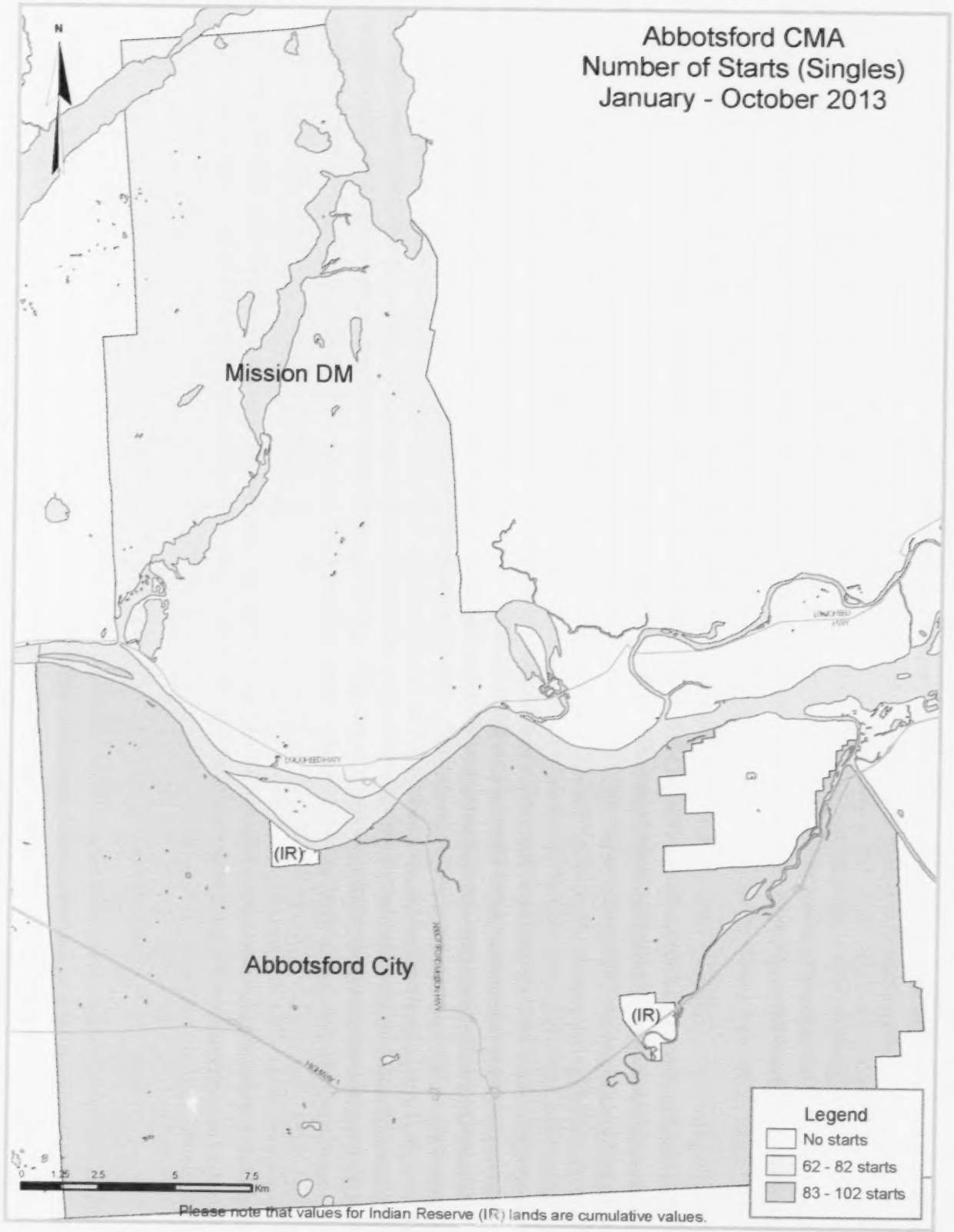

Abbotsford CMA
Number of Starts (Multiples)
October 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
3 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.

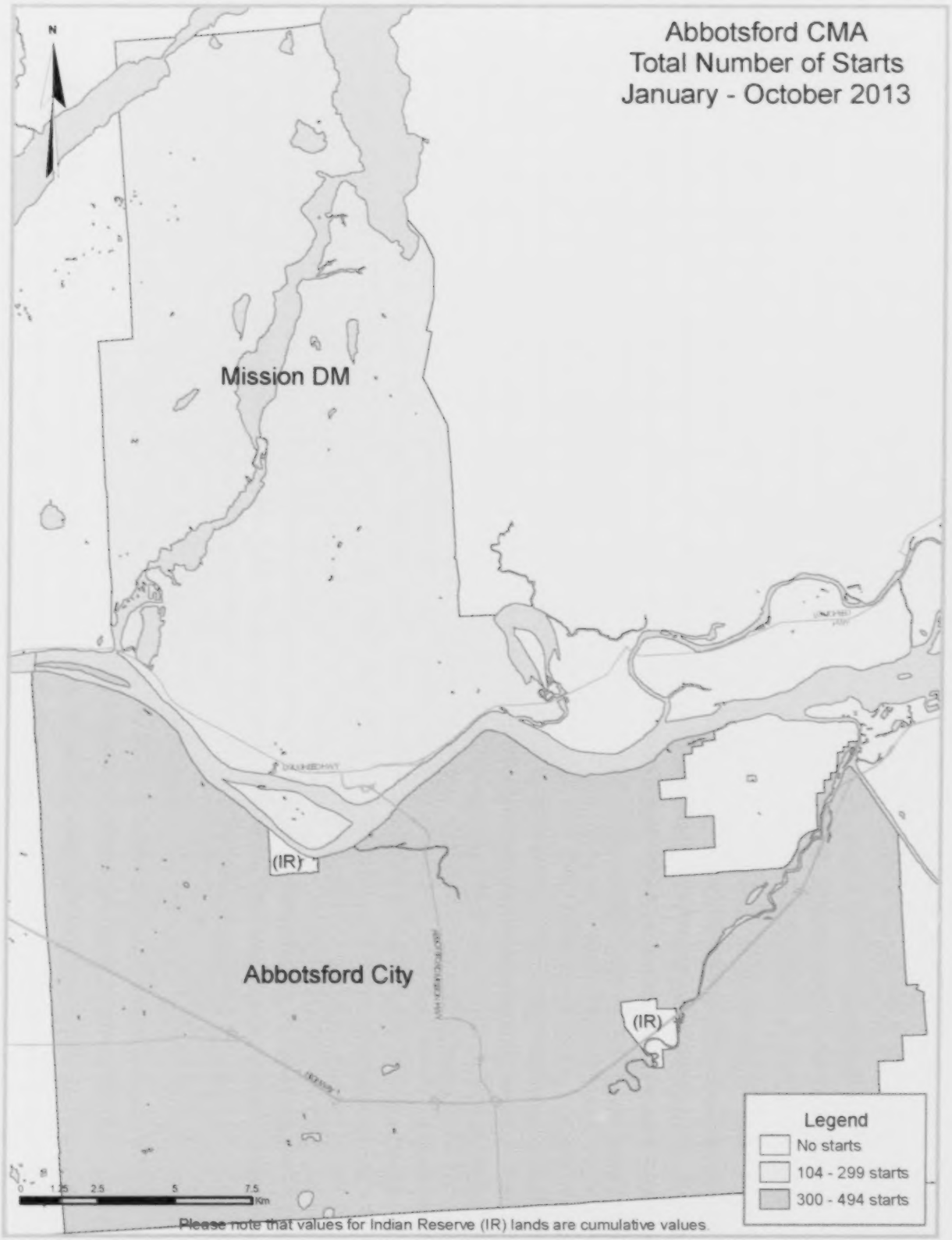


Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
October 2013
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
9 - 10 starts
11 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - October 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
42 - 217 starts
218 - 392 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - October 2013
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
62 - 82 starts
83 - 102 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - October 2013
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
104 - 299 starts
300 - 494 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) October 2013		
Vancouver CMA[1]	September 2013	October 2013
Trend[2]	19,478	19,465
SAAR	20,500	17,933
	October 2012	October 2013
Actual		
October - Single-Detached	416	386
October - Multiples	1,356	1,146
October - Total	1,772	1,532
January to October - Single-Detached	3,889	3,350
January to October - Multiples	12,711	12,123
January to October - Total	16,600	15,473

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2013	338	28	12	2	259	717	46	130	1,532
October 2012	380	16	0	3	242	935	33	163	1,772
% Change	-11.1	75.0	n/a	-33.3	7.0	-23.3	39.4	-20.2	-13.5
Year-to-date 2013	2,873	292	14	27	2,067	7,509	450	2,241	15,473
Year-to-date 2012	3,517	256	77	29	2,108	8,717	343	1,553	16,600
% Change	-18.3	14.1	-81.8	-6.9	-1.9	-13.9	31.2	44.3	-6.8
UNDER CONSTRUCTION									
October 2013	3,521	356	27	21	2,038	14,278	362	2,789	23,392
October 2012	4,190	312	61	38	2,000	13,952	352	2,249	23,154
% Change	-16.0	14.1	-55.7	-44.7	1.9	2.3	2.8	24.0	1.0
COMPLETIONS									
October 2013	332	30	8	2	166	576	81	91	1,286
October 2012	375	8	6	3	311	885	15	107	1,710
% Change	-11.5	**	33.3	-33.3	-46.6	-34.9	**	-15.0	-24.8
Year-to-date 2013	3,234	260	42	46	1,929	7,002	457	2,015	14,985
Year-to-date 2012	3,502	202	6	25	2,633	5,584	295	2,036	14,283
% Change	-7.7	28.7	**	84.0	-26.7	25.4	54.9	-1.0	4.9
COMPLETED & NOT ABSORBED									
October 2013	1,407	124	237	8	676	1,722	n/a	n/a	4,174
October 2012	1,194	98	0	10	667	1,519	n/a	n/a	3,488
% Change	17.8	26.5	n/a	-20.0	1.3	13.4	n/a	n/a	19.7
ABSORBED									
October 2013	348	34	15	3	192	552	n/a	n/a	1,144
October 2012	316	9	6	1	263	813	n/a	n/a	1,408
% Change	10.1	**	150.0	200.0	-27.0	-32.1	n/a	n/a	-18.8
Year-to-date 2013	2,840	231	516	49	2,011	6,721	n/a	n/a	12,368
Year-to-date 2012	3,157	192	13	15	2,528	5,571	n/a	n/a	11,476
% Change	-10.0	20.3	**	**	-20.5	20.6	n/a	n/a	7.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
October 2013	35	4	0	0	4	363	0	0	406
October 2012	21	0	0	0	45	0	0	0	66
Delta									
October 2013	24	0	0	0	18	0	3	11	56
October 2012	16	0	0	3	0	88	0	0	107
Langley									
October 2013	23	0	0	2	37	0	2	19	83
October 2012	26	0	0	0	28	63	0	18	135
Maple Ridge / Pitt Meadows									
October 2013	13	0	0	0	4	0	1	0	18
October 2012	13	0	0	0	0	0	0	0	13
New Westminster									
October 2013	8	0	0	0	12	0	0	0	20
October 2012	4	0	0	0	0	185	0	0	189
North Vancouver									
October 2013	18	2	0	0	0	0	1	14	35
October 2012	16	0	0	0	0	81	0	7	104
Richmond									
October 2013	30	0	0	0	9	0	1	10	50
October 2012	26	0	0	0	34	100	0	6	166
Surrey									
October 2013	49	0	0	0	175	55	2	15	296
October 2012	93	0	0	0	88	141	6	26	354
Tri-Cities									
October 2013	33	4	12	0	0	151	0	17	217
October 2012	47	2	0	0	38	132	2	26	247
University Endowment Lands									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2013	86	16	0	0	0	148	36	38	324
October 2012	94	14	0	0	9	122	25	74	338
West Vancouver									
October 2013	11	2	0	0	0	0	0	0	13
October 2012	15	0	0	0	0	0	0	0	15
White Rock									
October 2013	8	0	0	0	0	0	0	6	14
October 2012	9	0	0	0	0	23	0	6	38
Indian Reserves									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2013	338	28	12	2	259	717	46	130	1,532
October 2012	380	16	0	3	242	935	33	163	1,772

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
October 2013	372	116	0	0	78	2,720	0	0	3,286
October 2012	357	114	0	0	63	1,765	0	6	2,305
Delta									
October 2013	106	46	0	1	26	101	6	43	329
October 2012	94	32	0	3	23	195	3	18	368
Langley									
October 2013	189	2	0	10	177	294	2	141	815
October 2012	218	4	0	28	153	549	1	82	1,035
Maple Ridge / Pitt Meadows									
October 2013	131	0	0	0	149	201	3	0	484
October 2012	139	2	0	0	76	285	2	71	575
New Westminster									
October 2013	55	4	0	0	77	630	0	0	766
October 2012	47	6	0	0	10	763	0	25	851
North Vancouver									
October 2013	172	8	0	1	7	622	5	116	931
October 2012	139	16	8	1	53	546	4	77	844
Richmond									
October 2013	272	4	14	3	242	1,645	10	126	2,316
October 2012	491	4	30	4	153	1,945	20	302	2,949
Surrey									
October 2013	615	6	0	0	945	913	29	171	2,679
October 2012	833	6	0	0	996	1,116	36	208	3,195
Tri-Cities									
October 2013	257	30	12	5	179	1,255	8	146	1,892
October 2012	303	14	7	0	261	1,629	6	172	2,392
University Endowment Lands									
October 2013	8	0	0	0	7	232	0	281	528
October 2012	11	0	0	0	16	185	0	0	212
Vancouver City									
October 2013	1,046	136	1	1	109	5,399	298	1,587	8,577
October 2012	1,241	114	16	2	174	4,660	280	1,124	7,611
West Vancouver									
October 2013	207	2	0	0	16	120	0	141	486
October 2012	203	0	0	0	12	30	0	130	375
White Rock									
October 2013	56	2	0	0	26	146	0	35	265
October 2012	60	0	0	0	10	181	0	31	282
Indian Reserves									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	103	0	0	103
Vancouver CMA									
October 2013	3,521	356	27	21	2,038	14,278	362	2,789	23,392
October 2012	4,190	312	61	38	2,000	13,952	352	2,249	23,154

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
October 2013	15	2	0	0	0	0	0	0	17
October 2012	8	0	0	0	7	27	0	0	42
Delta									
October 2013	1	10	0	0	0	0	0	1	12
October 2012	0	0	0	0	0	0	0	0	0
Langley									
October 2013	18	0	0	2	12	0	2	6	40
October 2012	34	0	6	1	44	0	2	14	101
Maple Ridge / Pitt Meadows									
October 2013	17	0	0	0	0	0	0	0	17
October 2012	11	0	0	0	4	0	1	0	16
New Westminster									
October 2013	1	0	0	0	20	79	0	0	100
October 2012	3	0	0	0	0	0	0	0	3
North Vancouver									
October 2013	16	0	8	0	0	176	0	16	216
October 2012	17	2	0	2	11	96	0	10	138
Richmond									
October 2013	45	0	0	0	0	0	0	5	50
October 2012	75	0	0	0	35	142	0	7	259
Surrey									
October 2013	72	0	0	0	62	29	5	26	194
October 2012	105	0	0	0	133	0	3	34	275
Tri-Cities									
October 2013	17	4	0	0	72	275	6	4	378
October 2012	9	0	0	0	44	283	0	4	340
University Endowment Lands									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	82	0	0	82
Vancouver City									
October 2013	102	14	0	0	0	17	67	31	231
October 2012	88	6	0	0	33	255	9	34	425
West Vancouver									
October 2013	16	0	0	0	0	0	0	0	16
October 2012	16	0	0	0	0	0	0	0	16
White Rock									
October 2013	6	0	0	0	0	0	0	2	8
October 2012	9	0	0	0	0	0	0	4	13
Indian Reserves									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2013	332	30	8	2	166	576	81	91	1,286
October 2012	375	8	6	3	311	885	15	107	1,710

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
October 2013	130	41	0	0	38	107	n/a	n/a	316
October 2012	127	38	0	0	37	178	n/a	n/a	380
Delta									
October 2013	21	4	0	2	10	3	n/a	n/a	40
October 2012	8	6	0	0	14	4	n/a	n/a	32
Langley									
October 2013	80	0	6	0	39	160	n/a	n/a	285
October 2012	88	0	0	6	39	116	n/a	n/a	249
Maple Ridge / Pitt Meadows									
October 2013	120	2	0	0	44	115	n/a	n/a	281
October 2012	103	0	0	0	38	7	n/a	n/a	148
New Westminster									
October 2013	16	3	0	0	26	16	n/a	n/a	61
October 2012	26	2	0	0	24	48	n/a	n/a	100
North Vancouver									
October 2013	46	5	23	2	38	201	n/a	n/a	315
October 2012	45	2	0	4	54	157	n/a	n/a	262
Richmond									
October 2013	231	4	48	1	83	94	n/a	n/a	461
October 2012	156	4	0	0	52	48	n/a	n/a	260
Surrey									
October 2013	263	0	58	0	274	266	n/a	n/a	861
October 2012	262	0	0	0	251	400	n/a	n/a	913
Tri-Cities									
October 2013	53	9	14	1	51	329	n/a	n/a	457
October 2012	60	10	0	0	53	183	n/a	n/a	306
University Endowment Lands									
October 2013	0	0	0	0	2	33	n/a	n/a	35
October 2012	0	0	0	0	1	3	n/a	n/a	4
Vancouver City									
October 2013	403	56	82	2	67	340	n/a	n/a	950
October 2012	284	34	0	0	93	374	n/a	n/a	785
West Vancouver									
October 2013	25	0	0	0	0	0	n/a	n/a	25
October 2012	22	2	0	0	4	1	n/a	n/a	29
White Rock									
October 2013	8	0	6	0	4	58	n/a	n/a	76
October 2012	5	0	0	0	7	0	n/a	n/a	12
Indian Reserves									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
October 2013	1,407	124	237	8	676	1,722	n/a	n/a	4,174
October 2012	1,194	98	0	10	667	1,519	n/a	n/a	3,488

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
October 2013	4	2	0	0	0	0	n/a	n/a	6
October 2012	17	4	0	0	2	43	n/a	n/a	66
Delta									
October 2013	1	10	0	1	0	2	n/a	n/a	14
October 2012	0	2	0	0	0	0	n/a	n/a	2
Langley									
October 2013	11	2	2	2	11	6	n/a	n/a	34
October 2012	37	0	6	1	47	4	n/a	n/a	95
Maple Ridge / Pitt Meadows									
October 2013	13	0	0	0	2	15	n/a	n/a	30
October 2012	16	0	0	0	5	8	n/a	n/a	29
New Westminster									
October 2013	0	0	0	0	6	85	n/a	n/a	91
October 2012	4	0	0	0	1	5	n/a	n/a	10
North Vancouver									
October 2013	13	1	2	0	0	164	n/a	n/a	180
October 2012	12	0	0	0	0	97	n/a	n/a	109
Richmond									
October 2013	32	0	2	0	1	0	n/a	n/a	35
October 2012	24	0	0	0	25	114	n/a	n/a	163
Surrey									
October 2013	74	0	5	0	89	33	n/a	n/a	201
October 2012	99	0	0	0	114	28	n/a	n/a	241
Tri-Cities									
October 2013	24	4	2	0	74	211	n/a	n/a	315
October 2012	14	0	0	0	37	230	n/a	n/a	281
University Endowment Lands									
October 2013	0	0	0	0	0	2	n/a	n/a	2
October 2012	1	0	0	0	0	82	n/a	n/a	83
Vancouver City									
October 2013	153	13	0	0	5	28	n/a	n/a	199
October 2012	71	3	0	0	32	202	n/a	n/a	308
West Vancouver									
October 2013	17	2	0	0	4	0	n/a	n/a	23
October 2012	14	0	0	0	0	0	n/a	n/a	14
White Rock									
October 2013	4	0	0	0	0	6	n/a	n/a	10
October 2012	7	0	0	0	0	0	n/a	n/a	7
Indian Reserves									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
October 2013	348	34	15	3	192	552	n/a	n/a	1,144
October 2012	316	9	6	1	263	813	n/a	n/a	1,408

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430
% Change	4.8	1.8	33.3	-0.4	47.2	41.3	-10.0	-17.1	24.3
2003	5,195	436	3	280	2,599	6,044	80	989	15,626

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	1	0	0	0	0	95	0	95	1	**
Burnaby - North	10	6	0	0	0	0	0	0	10	6	66.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	3	0	0	0	0	0	0	2	3	-33.3
Burnaby - Central Park	5	1	0	0	4	0	268	0	277	1	**
Burnaby - Remainder	18	10	4	0	0	45	0	0	22	55	-60.0
Burnaby Total	35	21	4	0	4	45	363	0	406	66	**
Coquitlam	29	46	4	10	12	30	102	95	147	181	-18.8
Delta - Tsawwassen	4	11	0	0	0	0	0	88	4	99	-96.0
Delta - Ladner	12	8	0	0	0	0	0	0	12	8	50.0
Delta - North	11	0	18	0	0	0	11	0	40	0	n/a
Delta	27	19	18	0	0	0	11	88	56	107	-47.7
Langley City	0	0	0	0	0	0	0	63	0	63	-100.0
Langley District	27	26	0	0	37	28	19	18	83	72	15.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	14	11	0	0	4	0	0	0	18	11	63.6
New Westminster	8	4	0	0	12	0	0	185	20	189	-89.4
North Vancouver City	6	5	2	0	0	0	5	4	13	9	44.4
North Vancouver DM	13	11	0	0	0	0	9	84	22	95	-76.8
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	4	3	0	0	0	0	66	63	70	66	6.1
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	31	26	2	2	7	32	10	106	50	166	-69.9
Surrey - South	11	20	0	0	52	28	1	75	64	123	-48.0
Surrey - Cloverdale	5	17	0	4	21	18	3	76	29	115	-74.8
Surrey - North	28	50	0	2	90	27	9	11	127	90	41.1
Surrey - Guildford	3	1	0	0	12	0	55	1	70	2	**
Surrey - Whalley	4	11	0	2	0	7	2	4	6	24	-75.0
Surrey Total	51	99	0	8	175	80	70	167	296	354	-16.4
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	81	0	81	0	n/a
Vancouver - Kitsilano	2	2	2	0	0	0	1	1	5	3	66.7
Vancouver - False Creek	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - Granville/Oak	0	2	2	0	0	0	4	0	6	2	200.0
Vancouver - Kerrisdale	2	9	0	0	0	0	0	0	2	9	-77.8
Vancouver - Marpole	9	10	0	0	0	0	63	92	72	102	-29.4
Vancouver - Eastside	62	56	8	6	0	9	27	95	97	166	-41.6
Vancouver - Mt. Pleasant	0	0	2	8	0	0	0	0	2	8	-75.0
Vancouver - Strath/Grand	1	1	0	0	0	0	1	0	2	1	100.0
Vancouver - Westside	45	39	0	0	0	0	9	8	54	47	14.9
Vancouver Total	122	119	16	14	0	9	186	196	324	338	-4.1
West Vancouver	11	15	2	0	0	0	0	0	13	15	-13.3
White Rock	8	9	0	0	0	0	6	29	14	38	-63.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	386	416	48	34	251	224	847	1,098	1,532	1,772	-13.5

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	10	6	0	0	0	0	0	0	10	6	66.7
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	12	0	0	0	0	1	2	7	14	-50.0
Burnaby - Mountain	0	5	0	0	0	0	262	104	262	109	140.4
Burnaby - North	62	83	0	8	0	0	607	18	669	109	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	6	1	7	-85.7
Burnaby - South & East	23	33	12	10	0	0	71	15	106	58	82.8
Burnaby - Central Park	23	16	10	8	64	0	812	544	909	568	60.0
Burnaby - Remainder	106	118	26	44	0	45	0	122	132	329	-59.9
Burnaby Total	215	256	48	70	64	45	1,752	809	2,079	1,180	76.2
Coquitlam	266	302	60	32	126	215	729	1,129	1,181	1,678	-29.6
Delta - Tsawwassen	25	35	0	4	0	0	3	89	28	128	-78.1
Delta - Ladner	45	28	0	8	0	0	15	6	60	42	42.9
Delta - North	41	31	82	46	0	18	37	18	160	113	41.6
Delta	111	94	82	58	0	18	55	113	248	283	-12.4
Langley City	4	3	0	0	5	0	0	63	9	66	-86.4
Langley District	213	275	0	4	208	226	379	440	800	945	-15.3
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	163	154	4	0	104	23	75	182	346	359	-3.6
New Westminster	55	47	6	8	94	0	0	734	155	789	-80.4
North Vancouver City	34	42	12	18	0	11	465	383	511	454	12.6
North Vancouver DM	94	81	0	0	0	8	53	137	147	226	-35.0
Pitt Meadows	3	11	0	2	24	12	0	68	27	93	-71.0
Port Coquitlam	40	22	2	0	107	69	180	204	329	295	11.5
Port Moody	5	6	0	0	0	13	0	291	5	310	-98.4
Richmond	228	341	24	24	201	141	612	890	1,065	1,396	-23.7
Surrey - South	167	319	4	26	305	257	200	162	676	764	-11.5
Surrey - Cloverdale	79	119	14	32	177	312	137	91	407	554	-26.5
Surrey - North	301	431	4	6	397	494	104	300	806	1,231	-34.5
Surrey - Guildford	15	15	0	0	54	75	160	10	229	100	129.0
Surrey - Whalley	83	102	0	2	4	30	257	99	344	233	47.6
Surrey Total	645	986	22	66	937	1,168	858	662	2,462	2,882	-14.6
University Endowment Lands	1	7	0	0	7	0	513	95	521	102	**
Vancouver - West End	0	0	4	0	0	0	309	428	313	428	-26.9
Vancouver - Downtown	0	0	0	0	0	0	852	814	852	814	4.7
Vancouver - Kitsilano	12	7	14	6	0	0	58	120	84	133	-36.8
Vancouver - False Creek	1	1	2	0	0	0	879	1,114	882	1,115	-20.9
Vancouver - Granville/Oak	9	9	4	2	0	4	11	23	24	38	-36.8
Vancouver - Kerrisdale	49	51	0	0	0	0	3	6	52	57	-8.8
Vancouver - Marpole	50	53	8	2	0	0	189	206	247	261	-5.4
Vancouver - Eastside	665	585	52	46	26	47	961	924	1,704	1,602	6.4
Vancouver - Mt. Pleasant	1	2	26	38	0	0	89	0	116	40	190.0
Vancouver - Strath/Grand	5	8	14	6	3	19	331	10	353	43	**
Vancouver - Westside	306	362	2	0	33	0	186	82	527	444	18.7
Vancouver Total	1,098	1,078	126	100	62	70	3,868	3,727	5,154	4,975	3.6
West Vancouver	109	109	14	12	4	0	93	160	220	281	-21.7
White Rock	49	56	2	0	26	10	119	199	196	265	-26.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	3,350	3,889	402	394	1,969	2,029	9,752	10,288	15,473	16,600	-6.8

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	95	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	4	0	0	0	268	0	0	0
Burnaby - Remainder	0	45	0	0	0	0	0	0
Burnaby Total	4	45	0	0	363	0	0	0
Coquitlam	12	30	0	0	85	72	17	23
Delta - Tsawwassen	0	0	0	0	0	88	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	11	0
Delta	0	0	0	0	0	88	11	0
Langley City	0	0	0	0	0	63	0	0
Langley District	37	28	0	0	0	0	19	18
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	0	0	0	0
New Westminster	12	0	0	0	0	185	0	0
North Vancouver City	0	0	0	0	0	0	5	4
North Vancouver DM	0	0	0	0	0	81	9	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	66	60	0	3
Port Moody	0	0	0	0	0	0	0	0
Richmond	7	32	0	0	0	100	10	6
Surrey - South	52	28	0	0	0	72	1	3
Surrey - Cloverdale	21	18	0	0	0	69	3	7
Surrey - North	90	27	0	0	0	0	9	11
Surrey - Guildford	12	0	0	0	55	0	0	1
Surrey - Whalley	0	7	0	0	0	0	2	4
Surrey Total	175	80	0	0	55	141	15	26
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	81	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	1	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	4	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	63	92	0	0
Vancouver - Eastside	0	9	0	0	0	30	27	65
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	0	0	9	8
Vancouver Total	0	9	0	0	148	122	38	74
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	23	6	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	251	224	0	0	717	935	130	163

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	2
Burnaby - Mountain	0	0	0	0	262	104	0	0
Burnaby - North	0	0	0	0	607	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	0	0	0	0	71	15	0	0
Burnaby - Central Park	64	0	0	0	812	544	0	0
Burnaby - Remainder	0	45	0	0	0	122	0	0
Burnaby Total	64	45	0	0	1,752	803	0	6
Coquitlam	126	215	0	0	607	982	122	147
Delta - Tsawwassen	0	0	0	0	0	88	3	1
Delta - Ladner	0	0	0	0	13	4	2	2
Delta - North	0	18	0	0	0	0	37	18
Delta	0	18	0	0	13	92	42	21
Langley City	5	0	0	0	0	63	0	0
Langley District	208	226	0	0	231	332	148	108
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	104	23	0	0	75	182	0	0
New Westminster	94	0	0	0	0	709	0	25
North Vancouver City	0	11	0	0	431	348	34	35
North Vancouver DM	0	8	0	0	0	105	53	32
Pitt Meadows	24	12	0	0	0	68	0	0
Port Coquitlam	107	69	0	0	164	189	16	15
Port Moody	0	13	0	0	0	291	0	0
Richmond	201	141	0	0	559	803	53	87
Surrey - South	305	257	0	0	179	108	21	54
Surrey - Cloverdale	177	312	0	0	112	69	25	22
Surrey - North	397	494	0	0	0	179	104	121
Surrey - Guildford	54	75	0	0	155	0	5	10
Surrey - Whalley	4	30	0	0	228	70	29	29
Surrey Total	937	1,168	0	0	674	426	184	236
University Endowment Lands	7	0	0	0	232	95	281	0
Vancouver - West End	0	0	0	0	123	428	186	0
Vancouver - Downtown	0	0	0	0	660	673	192	141
Vancouver - Kitsilano	0	0	0	0	38	119	20	1
Vancouver - False Creek	0	0	0	0	789	1,114	90	0
Vancouver - Granville/Oak	0	4	0	0	8	20	3	3
Vancouver - Kerrisdale	0	0	0	0	0	0	3	6
Vancouver - Marpole	0	0	0	0	180	196	9	10
Vancouver - Eastside	26	47	0	0	632	453	329	471
Vancouver - Mt. Pleasant	0	0	0	0	88	0	1	0
Vancouver - Strath/Grand	3	19	0	0	32	10	299	0
Vancouver - Westside	33	0	0	0	43	32	143	50
Vancouver Total	62	70	0	0	2,593	3,045	1,275	682
West Vancouver	4	0	0	0	93	30	0	130
White Rock	26	10	0	0	87	172	32	27
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,969	2,029	0	0	7,511	8,735	2,241	1,553

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	1	95	0	0	0	95	1
Burnaby - North	10	6	0	0	0	0	10	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	3	0	0	0	0	2	3
Burnaby - Central Park	5	1	272	0	0	0	277	1
Burnaby - Remainder	22	10	0	45	0	0	22	55
Burnaby Total	39	21	367	45	0	0	406	66
Coquitlam	45	46	85	110	17	25	147	181
Delta - Tsawwassen	4	11	0	88	0	0	4	99
Delta - Ladner	9	5	0	3	3	0	12	8
Delta - North	11	0	18	0	11	0	40	0
Delta	24	16	18	91	14	0	56	107
Langley City	0	0	0	63	0	0	0	63
Langley District	23	26	39	28	21	18	83	72
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	13	11	4	0	1	0	18	11
New Westminster	8	4	12	185	0	0	20	189
North Vancouver City	7	5	0	0	6	4	13	9
North Vancouver DM	13	11	0	81	9	3	22	95
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	4	3	66	60	0	3	70	66
Port Moody	0	0	0	0	0	0	0	0
Richmond	30	26	9	134	11	6	50	166
Surrey - South	11	20	52	100	1	3	64	123
Surrey - Cloverdale	5	13	21	91	3	11	29	115
Surrey - North	26	48	90	29	11	13	127	90
Surrey - Guildford	3	1	67	0	0	1	70	2
Surrey - Whalley	4	11	0	9	2	4	6	24
Surrey Total	49	93	230	229	17	32	296	354
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	81	0	0	0	81	0
Vancouver - Kitsilano	4	2	0	0	1	1	5	3
Vancouver - False Creek	3	0	0	0	0	0	3	0
Vancouver - Granville/Oak	2	1	4	0	0	1	6	2
Vancouver - Kerrisdale	1	7	0	0	1	2	2	9
Vancouver - Marpole	8	8	63	92	1	2	72	102
Vancouver - Eastside	49	49	0	39	48	78	97	166
Vancouver - Mt. Pleasant	2	8	0	0	0	0	2	8
Vancouver - Strath/Grand	1	1	0	0	1	0	2	1
Vancouver - Westside	32	32	0	0	22	15	54	47
Vancouver Total	102	108	148	131	74	99	324	338
West Vancouver	13	15	0	0	0	0	13	15
White Rock	8	9	0	23	6	6	14	38
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	378	396	978	1,180	176	196	1,532	1,772

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	7	6	0	0	3	0	10	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	12	0	0	1	2	7	14
Burnaby - Mountain	0	5	262	104	0	0	262	109
Burnaby - North	62	89	607	20	0	0	669	109
Burnaby - Lougheed Mall	1	1	0	0	0	6	1	7
Burnaby - South & East	35	43	71	15	0	0	106	58
Burnaby - Central Park	33	24	876	544	0	0	909	568
Burnaby - Remainder	132	162	0	167	0	0	132	329
Burnaby Total	263	324	1,816	850	0	6	2,079	1,180
Coquitlam	294	317	751	1,208	136	153	1,181	1,678
Delta - Tsawwassen	25	37	0	90	3	1	28	128
Delta - Ladner	39	30	13	7	8	5	60	42
Delta - North	92	61	31	34	37	18	160	113
Delta	156	128	44	131	48	24	248	283
Langley City	4	3	5	63	0	0	9	66
Langley District	181	242	456	581	163	122	800	945
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	160	152	183	205	3	2	346	359
New Westminster	59	55	96	709	0	25	155	789
North Vancouver City	39	54	431	359	41	41	511	454
North Vancouver DM	94	89	0	105	53	32	147	226
Pitt Meadows	3	13	24	80	0	0	27	93
Port Coquitlam	42	22	271	258	16	15	329	295
Port Moody	5	6	0	304	0	0	5	310
Richmond	223	365	781	936	61	95	1,065	1,396
Surrey - South	163	317	488	389	25	58	676	764
Surrey - Cloverdale	64	91	303	413	40	50	407	554
Surrey - North	281	411	399	679	126	141	806	1,231
Surrey - Guildford	15	15	209	75	5	10	229	100
Surrey - Whalley	83	113	232	90	29	30	344	233
Surrey Total	606	947	1,631	1,646	225	289	2,462	2,882
University Endowment Lands	1	7	239	95	281	0	521	102
Vancouver - West End	4	0	123	428	186	0	313	428
Vancouver - Downtown	0	0	660	673	192	141	852	814
Vancouver - Kitsilano	26	19	38	113	20	1	84	133
Vancouver - False Creek	3	13	789	1,102	90	0	882	1,115
Vancouver - Granville/Oak	11	9	8	24	5	5	24	38
Vancouver - Kerrisdale	41	46	0	0	11	11	52	57
Vancouver - Marpole	48	48	180	196	19	17	247	261
Vancouver - Eastside	452	467	656	502	596	633	1,704	1,602
Vancouver - Mt. Pleasant	27	40	88	0	1	0	116	40
Vancouver - Strath/Grand	19	11	35	29	299	3	353	43
Vancouver - Westside	242	289	76	33	209	122	527	444
Vancouver Total	873	942	2,653	3,100	1,628	933	5,154	4,975
West Vancouver	111	109	109	42	0	130	220	281
White Rock	51	56	113	182	32	27	196	265
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	3,179	3,850	9,603	10,854	2,691	1,896	15,473	16,600

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Anmore	6	0	0	0	0	0	0	0	6	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	3	0	0	0	7	0	0	6	10	-40.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Central Park	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Remainder	8	3	2	0	0	0	0	27	10	30	-66.7
Burnaby Total	15	8	2	0	0	7	0	27	17	42	-59.5
Coquitlam	18	8	4	0	39	21	172	287	233	316	-26.3
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	1	0	0	0	0	0	1	0	2	0	n/a
Delta - North	0	0	10	0	0	0	0	0	10	0	n/a
Delta	1	0	10	0	0	0	1	0	12	0	n/a
Langley City	1	2	0	0	0	0	0	0	1	2	-50.0
Langley District	21	35	0	0	12	50	6	14	39	99	-60.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	12	0	0	0	4	0	0	17	16	6.3
New Westminster	1	3	0	0	20	0	79	0	100	3	**
North Vancouver City	1	9	0	8	0	5	182	101	183	123	48.8
North Vancouver DM	15	10	0	0	8	0	10	5	33	15	120.0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	5	0	0	0	33	23	1	0	39	23	69.6
Port Moody	0	1	0	0	0	0	106	0	106	1	**
Richmond	45	75	0	6	0	29	5	149	50	259	-80.7
Surrey - South	21	25	4	0	14	44	3	3	42	72	-41.7
Surrey - Cloverdale	8	11	0	8	0	19	32	1	40	39	2.6
Surrey - North	38	58	2	0	39	49	17	23	96	130	-26.2
Surrey - Guildford	1	3	0	0	3	13	0	3	4	19	-78.9
Surrey - Whalley	9	11	0	0	0	0	3	4	12	15	-20.0
Surrey Total	77	108	6	8	56	125	55	34	194	275	-29.5
University Endowment Lands	0	0	0	0	0	0	0	82	0	82	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	13	0	13	1	**
Vancouver - False Creek	0	0	0	0	0	24	0	255	0	279	-100.0
Vancouver - Granville/Oak	2	2	0	0	0	0	4	0	6	2	200.0
Vancouver - Kerrisdale	6	4	0	0	0	0	2	1	8	5	60.0
Vancouver - Marpole	9	4	2	0	0	0	3	1	14	5	180.0
Vancouver - Eastside	57	64	10	4	0	9	18	29	85	106	-19.8
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	95	22	0	0	0	0	8	3	103	25	**
Vancouver Total	169	97	14	6	0	33	48	289	231	425	-45.6
West Vancouver	16	16	0	0	0	0	0	0	16	16	0.0
White Rock	6	9	0	0	0	0	2	4	8	13	-38.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	415	393	36	28	168	297	667	992	1,286	1,710	-24.8

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	15	13	0	0	0	0	0	0	15	13	15.4
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	11	13	0	0	0	0	0	0	11	13	-15.4
Burnaby - Mountain	5	1	0	0	0	0	179	80	184	81	127.2
Burnaby - North	58	71	2	6	4	7	203	60	267	144	85.4
Burnaby - Lougheed Mall	0	2	0	0	0	0	6	0	6	2	200.0
Burnaby - South & East	24	28	10	14	0	12	87	37	121	91	33.0
Burnaby - Central Park	14	24	0	4	0	0	245	139	259	167	55.1
Burnaby - Remainder	101	104	36	30	46	147	210	661	393	942	-58.3
Burnaby Total	202	230	48	54	50	166	930	977	1,230	1,427	-13.8
Coquitlam	276	376	36	14	231	270	950	834	1,493	1,494	-0.1
Delta - Tsawwassen	37	9	2	2	0	0	1	0	40	11	**
Delta - Ladner	34	24	8	2	0	0	38	4	80	30	166.7
Delta - North	35	36	46	36	0	63	27	14	108	149	-27.5
Delta	106	69	56	40	0	63	66	18	228	190	20.0
Langley City	1	4	0	0	0	0	0	101	1	105	-99.0
Langley District	269	327	2	2	173	294	431	352	875	975	-10.3
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	169	175	0	12	30	146	217	46	416	379	9.8
New Westminster	32	40	6	2	43	71	104	209	185	322	-42.5
North Vancouver City	39	51	16	26	20	11	319	396	394	484	-18.6
North Vancouver DM	71	77	0	2	37	38	92	264	200	381	-47.5
Pitt Meadows	15	4	2	0	12	0	68	0	97	4	**
Port Coquitlam	26	16	0	0	79	32	102	347	207	395	-47.6
Port Moody	6	9	0	0	23	0	291	0	320	9	**
Richmond	316	412	20	60	98	138	1,194	757	1,628	1,367	19.1
Surrey - South	250	265	26	40	226	218	184	130	686	653	5.1
Surrey - Cloverdale	112	111	4	38	216	240	55	158	387	547	-29.3
Surrey - North	334	560	8	0	452	402	377	183	1,171	1,145	2.3
Surrey - Guildford	11	10	0	0	44	51	5	3	60	64	-6.3
Surrey - Whalley	106	87	2	2	30	40	462	187	600	316	89.9
Surrey Total	813	1,033	40	80	968	951	1,083	661	2,904	2,725	6.6
University Endowment Lands	4	1	0	0	16	0	185	189	205	190	7.9
Vancouver - West End	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Downtown	0	1	0	0	0	0	266	949	266	950	-72.0
Vancouver - Kitsilano	5	9	12	10	0	21	24	32	41	72	-43.1
Vancouver - False Creek	0	1	0	2	0	30	850	384	850	417	103.8
Vancouver - Granville/Oak	11	8	4	2	9	6	41	185	65	201	-67.7
Vancouver - Kerrisdale	60	27	0	0	0	4	8	4	68	35	94.3
Vancouver - Marpole	52	42	6	4	0	0	11	9	69	55	25.5
Vancouver - Eastside	662	554	62	50	68	92	1,136	473	1,928	1,169	64.9
Vancouver - Mt. Pleasant	0	2	32	12	0	8	129	254	161	276	-41.7
Vancouver - Strath/Grand	5	12	2	4	24	0	19	19	50	35	42.9
Vancouver - Westside	401	178	0	4	0	94	81	61	482	337	43.0
Vancouver Total	1,196	834	118	88	101	255	2,565	2,451	3,980	3,628	9.7
West Vancouver	100	97	6	8	0	8	141	0	247	113	118.6
White Rock	51	38	0	0	10	10	184	18	245	66	**
Indian Reserves	0	1	0	0	0	0	103	0	103	1	**
Vancouver CMA	**3,719**	**3,822**	**350**	**388**	**1,891**	**2,453**	**9,025**	**7,620**	**14,985**	**14,283**	**4.9**

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	7	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	27	0	0
Burnaby Total	0	7	0	0	0	27	0	0
Coquitlam	39	21	0	0	169	283	3	4
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	1	0
Langley City	0	0	0	0	0	0	0	0
Langley District	12	50	0	0	0	0	6	14
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	4	0	0	0	0	0	0
New Westminster	20	0	0	0	79	0	0	0
North Vancouver City	0	5	0	0	176	96	6	5
North Vancouver DM	8	0	0	0	0	0	10	5
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	33	23	0	0	0	0	1	0
Port Moody	0	0	0	0	106	0	0	0
Richmond	0	29	0	0	0	142	5	7
Surrey - South	14	44	0	0	0	0	3	3
Surrey - Cloverdale	0	19	0	0	29	0	3	1
Surrey - North	39	49	0	0	0	0	17	23
Surrey - Guildford	3	13	0	0	0	0	0	3
Surrey - Whalley	0	0	0	0	0	0	3	4
Surrey Total	56	125	0	0	29	0	26	34
University Endowment Lands	0	0	0	0	0	82	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	13	0	0	0
Vancouver - False Creek	0	24	0	0	0	255	0	0
Vancouver - Granville/Oak	0	0	0	0	4	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	2	1
Vancouver - Marpole	0	0	0	0	0	0	3	1
Vancouver - Eastside	0	9	0	0	0	0	18	29
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	8	3
Vancouver Total	0	33	0	0	17	255	31	34
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	168	297	0	0	576	885	91	107

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	179	80	0	0
Burnaby - North	4	7	0	0	203	60	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	12	0	0	87	37	0	0
Burnaby - Central Park	0	0	0	0	245	139	0	0
Burnaby - Remainder	46	147	0	0	210	597	0	64
Burnaby Total	50	166	0	0	924	913	6	64
Coquitlam	231	270	0	0	823	669	127	165
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	32	0	6	4
Delta - North	0	63	0	0	0	0	27	14
Delta	0	63	0	0	32	0	34	18
Langley City	0	0	0	0	0	101	0	0
Langley District	173	294	0	0	332	213	99	139
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	146	0	0	217	0	0	46
New Westminster	43	71	0	0	79	185	25	24
North Vancouver City	20	11	0	0	265	288	54	108
North Vancouver DM	37	38	0	0	59	80	33	184
Pitt Meadows	12	0	0	0	68	0	0	0
Port Coquitlam	79	32	0	0	85	337	17	10
Port Moody	23	0	0	0	291	0	0	0
Richmond	80	138	18	0	926	403	268	354
Surrey - South	226	218	0	0	135	102	49	28
Surrey - Cloverdale	216	240	0	0	29	146	26	12
Surrey - North	452	402	0	0	148	0	229	183
Surrey - Guildford	44	51	0	0	0	0	5	3
Surrey - Whalley	30	40	0	0	432	164	30	23
Surrey Total	968	951	0	0	744	412	339	249
University Endowment Lands	16	0	0	0	185	82	0	107
Vancouver - West End	0	0	0	0	0	81	0	0
Vancouver - Downtown	0	0	0	0	156	801	110	148
Vancouver - Kitsilano	0	21	0	0	24	0	0	32
Vancouver - False Creek	0	30	0	0	703	255	147	129
Vancouver - Granville/Oak	9	6	0	0	11	183	30	2
Vancouver - Kerrisdale	0	4	0	0	0	0	8	4
Vancouver - Marpole	0	0	0	0	0	0	11	9
Vancouver - Eastside	68	92	0	0	677	277	459	196
Vancouver - Mt. Pleasant	0	8	0	0	129	254	0	0
Vancouver - Strath/Grand	24	0	0	0	7	18	12	1
Vancouver - Westside	0	94	0	0	0	32	81	29
Vancouver Total	101	255	0	0	1,707	1,901	858	550
West Vancouver	0	8	0	0	12	0	129	0
White Rock	10	10	0	0	158	0	26	18
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	1,873	2,453	18	0	7,010	5,584	2,015	2,036

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Anmore	5	0	0	0	1	0	6	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	3	0	7	0	0	6	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	2	0	0	0	0	0	2
Burnaby - Central Park	1	0	0	0	0	0	1	0
Burnaby - Remainder	10	3	0	27	0	0	10	30
Burnaby Total	17	8	0	34	0	0	17	42
Coquitlam	16	8	208	304	9	4	233	316
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	1	0	0	0	1	0	2	0
Delta - North	10	0	0	0	0	0	10	0
Delta	11	0	0	0	1	0	12	0
Langley City	1	2	0	0	0	0	1	2
Langley District	17	38	14	45	8	16	39	99
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	11	0	4	0	1	17	16
New Westminster	1	3	99	0	0	0	100	3
North Vancouver City	1	9	176	109	6	5	183	123
North Vancouver DM	23	10	0	0	10	5	33	15
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	0	33	23	1	0	39	23
Port Moody	0	1	106	0	0	0	106	1
Richmond	45	75	0	177	5	7	50	259
Surrey - South	20	25	18	44	4	3	42	72
Surrey - Cloverdale	5	11	29	27	6	1	40	39
Surrey - North	37	55	41	49	18	26	96	130
Surrey - Guildford	1	3	3	13	0	3	4	19
Surrey - Whalley	9	11	0	0	3	4	12	15
Surrey Total	72	105	91	133	31	37	194	275
University Endowment Lands	0	0	0	82	0	0	0	82
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	1	13	0	0	0	13	1
Vancouver - False Creek	0	0	0	279	0	0	0	279
Vancouver - Granville/Oak	0	1	4	0	2	1	6	2
Vancouver - Kerrisdale	3	4	0	0	5	1	8	5
Vancouver - Marpole	8	3	0	0	6	2	14	5
Vancouver - Eastside	42	67	0	9	43	30	85	106
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	61	16	0	0	42	9	103	25
Vancouver Total	116	94	17	288	98	43	231	425
West Vancouver	16	16	0	0	0	0	16	16
White Rock	6	9	0	0	2	4	8	13
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	370	389	744	1,199	172	122	1,286	1,710

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	8	66.7	4	33.3	12	1,461,750	1,455,542
Belcarra													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Bowen Island													
October 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	27.3	3	27.3	3	27.3	2	18.2	0	0.0	11	675,000	794,364
Year-to-date 2012	6	42.9	1	7.1	1	7.1	3	21.4	3	21.4	14	706,000	906,893
Burnaby													
October 2013	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
October 2012	0	0.0	0	0.0	4	23.5	13	76.5	0	0.0	17	1,048,000	1,041,812
Year-to-date 2013	1	0.6	6	3.6	42	25.0	87	51.8	32	19.0	168	1,169,500	1,216,277
Year-to-date 2012	1	0.6	2	1.1	66	37.3	101	57.1	7	4.0	177	1,018,000	1,067,135
Coquitlam													
October 2013	2	8.3	4	16.7	17	70.8	1	4.2	0	0.0	24	824,901	818,947
October 2012	0	0.0	0	0.0	10	100.0	0	0.0	0	0.0	10	865,000	862,490
Year-to-date 2013	4	1.6	52	21.2	133	54.3	50	20.4	6	2.4	245	843,426	898,356
Year-to-date 2012	1	0.4	55	22.7	164	67.8	21	8.7	1	0.4	242	810,000	840,113
Delta													
October 2013	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	1.0	7	7.3	45	46.9	38	39.6	5	5.2	96	955,218	1,019,386
Year-to-date 2012	1	2.0	9	18.0	26	52.0	8	16.0	6	12.0	50	897,250	993,119
Langley City													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Langley District													
October 2013	3	23.1	6	46.2	1	7.7	1	7.7	2	15.4	13	689,900	866,492
October 2012	5	27.8	2	11.1	2	11.1	4	22.2	5	27.8	18	958,800	1,159,392
Year-to-date 2013	80	35.9	53	23.8	35	15.7	21	9.4	34	15.2	223	689,900	911,807
Year-to-date 2012	44	28.0	50	31.8	25	15.9	22	14.0	16	10.2	157	690,000	880,198

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
October 2013	6	60.0	2	20.0	2	20.0	0	0.0	0	0.0	10	575,400	623,310
October 2012	11	68.8	4	25.0	1	6.3	0	0.0	0	0.0	16	569,900	572,650
Year-to-date 2013	119	75.8	28	17.8	9	5.7	1	0.6	0	0.0	157	549,900	569,618
Year-to-date 2012	107	70.9	36	23.8	7	4.6	1	0.7	0	0.0	151	569,900	577,278
New Westminster													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Year-to-date 2013	4	9.8	15	36.6	18	43.9	4	9.8	0	0.0	41	761,300	801,515
Year-to-date 2012	3	10.3	4	13.8	15	51.7	7	24.1	0	0.0	29	839,800	833,796
North Vancouver City													
October 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	5.6	13	72.2	4	22.2	18	1,450,000	1,447,300
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9	--	--
North Vancouver DM													
October 2013	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	1,549,000	1,550,225
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	18	28.6	45	71.4	63	1,690,000	1,804,724
Year-to-date 2012	0	0.0	0	0.0	0	0.0	13	30.2	30	69.8	43	1,789,900	1,869,507
Pitt Meadows													
October 2013	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	9	75.0	2	16.7	1	8.3	0	0.0	0	0.0	12	594,000	604,392
Year-to-date 2012	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	--	--
Port Coquitlam													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	5.3	9	47.4	5	26.3	4	21.1	0	0.0	19	718,000	834,914
Year-to-date 2012	0	0.0	3	37.5	3	37.5	2	25.0	0	0.0	8	--	--
Port Moody													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Year-to-date 2012	0	0.0	1	16.7	4	66.7	1	16.7	0	0.0	6	--	--
Richmond													
October 2013	0	0.0	0	0.0	2	6.3	11	34.4	19	59.4	32	1,623,500	1,733,815
October 2012	0	0.0	0	0.0	0	0.0	11	57.9	8	42.1	19	1,348,000	1,521,816
Year-to-date 2013	0	0.0	0	0.0	14	6.1	91	39.4	126	54.5	231	1,550,000	1,671,719
Year-to-date 2012	1	0.5	1	0.5	17	8.9	73	38.4	98	51.6	190	1,516,000	1,584,707

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2013	7	9.5	33	44.6	23	31.1	7	9.5	4	5.4	74	749,450	846,932
October 2012	9	13.2	32	47.1	19	27.9	4	5.9	4	5.9	68	719,450	826,186
Year-to-date 2013	90	12.1	291	39.1	260	34.9	61	8.2	42	5.6	744	749,000	862,058
Year-to-date 2012	209	26.9	292	37.5	199	25.6	46	5.9	32	4.1	778	699,900	776,329
University Endowment Lands													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
October 2013	0	0.0	1	0.7	1	0.7	32	20.9	119	77.8	153	2,312,000	2,576,552
October 2012	0	0.0	0	0.0	4	9.8	12	29.3	25	61.0	41	1,567,000	1,909,851
Year-to-date 2013	0	0.0	4	0.6	28	4.0	236	33.7	432	61.7	700	1,819,500	2,153,750
Year-to-date 2012	0	0.0	3	0.8	69	19.0	140	38.5	152	41.8	364	1,292,500	1,927,717
West Vancouver													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	3,240,000	3,252,335
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	3,260,000	3,283,343
Year-to-date 2013	1	1.1	0	0.0	0	0.0	2	2.2	89	96.7	92	3,569,500	3,828,511
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	82	100.0	82	3,309,950	3,653,521
White Rock													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2012	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2013	0	0.0	1	2.2	2	4.3	19	41.3	24	52.2	46	1,547,500	1,639,930
Year-to-date 2012	0	0.0	1	5.3	1	5.3	3	15.8	14	73.7	19	1,700,000	1,744,368
Indian Reserves													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
October 2013	21	6.0	47	13.4	47	13.4	61	17.4	175	49.9	351	1,498,900	1,834,207
October 2012	25	11.4	39	17.8	43	19.6	47	21.5	65	29.7	219	1,018,000	1,330,224
Year-to-date 2013	314	10.9	471	16.3	600	20.8	652	22.6	848	29.4	2,885	1,052,000	1,392,020
Year-to-date 2012	379	16.1	464	19.8	598	25.5	457	19.5	450	19.2	2,348	870,000	1,185,853

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2013

Submarket	Oct 2013	Oct 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	1,455,542	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	794,364	906,893	-12.4
Burnaby Total	--	1,041,812	n/a	1,216,277	1,067,135	14.0
Coquitlam	818,947	862,490	-5.0	898,356	840,113	6.9
Delta	--	--	n/a	1,019,386	993,119	2.6
Langley City	--	--	n/a	--	--	n/a
Langley District	866,492	1,159,392	-25.3	911,807	880,198	3.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	623,310	572,650	8.8	569,618	577,278	-1.3
New Westminster	--	--	n/a	801,515	833,796	-3.9
North Vancouver City	--	--	n/a	1,447,300	--	n/a
North Vancouver DM	1,550,225	--	n/a	1,804,724	1,869,507	-3.5
Pitt Meadows	--	--	n/a	604,392	--	n/a
Port Coquitlam	--	--	n/a	834,914	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,733,815	1,521,816	13.9	1,671,719	1,584,707	5.5
Surrey Total	846,932	826,186	2.5	862,058	776,329	11.0
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,576,552	1,909,851	34.9	2,153,750	1,927,717	11.7
West Vancouver	3,252,335	3,283,343	-0.9	3,828,511	3,653,521	4.8
White Rock	--	--	n/a	1,639,930	1,744,368	-6.0
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,834,207	1,330,224	37.9	1,392,020	1,185,853	17.4

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver October 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,607	-13.4	2,516	5,906	5,725	43.9	752,380	-1.3	746,391
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	780,515
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	744,700
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	721,940
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	708,822
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	698,682
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	686,568
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	723,232
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	733,914
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	731,280
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	708,231
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	723,184
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	740,761
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	734,249
	March	2,373	-18.7	2,012	5,024	4,595	43.8	759,340	-0.3	739,452
	April	2,666	-6.0	2,033	6,049	4,453	45.7	739,587	0.6	727,820
	May	2,937	1.4	2,222	5,841	4,327	51.4	772,569	5.4	747,383
	June	2,668	11.3	2,399	5,038	4,547	52.8	762,861	8.8	761,733
	July	2,986	39.9	2,645	5,021	4,694	56.3	757,338	13.5	777,090
	August	2,557	53.1	2,721	4,315	4,737	57.4	784,567	8.2	781,830
	September	2,524	64.3	2,872	5,143	4,666	61.6	786,522	8.8	790,483
	October	2,698	37.0	2,581	4,487	4,746	54.4	775,542	5.3	771,653
	November									
	December									
	Q3 2012	5,341	0.0		14,594			701,360	0.0	
	Q3 2013	8,067	51.0		14,479			775,100	10.5	
	YTD 2012	22,541	-21.8		55,730			736,141	-6.7	
	YTD 2013	24,605	9.2		51,186			765,629	4.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2013

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,278	6.8	65.8	893
	May	590	3.00	5.14	97.3	119.3	1,278	6.8	65.7	895
	June	590	3.14	5.14	97.1	119.0	1,275	6.5	65.2	898
	July	590	3.14	5.14	97.3	119.3	1,271	6.6	64.9	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.9	906
	September	601	3.14	5.34	97.0	119.6	1,267	6.9	64.7	911
	October	601	3.14	5.34		119.3	1,266	6.7	64.4	908
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) October 2013		
Abbotsford-Mission CMA[1]	September 2013	October 2013
Trend[2]	788	807
SAAR	1,563	246
	October 2012	October 2013
Actual		
October - Single-Detached	19	17
October - Multiples	9	3
October - Total	28	20
January to October - Single-Detached	203	164
January to October - Multiples	128	434
January to October - Total	331	598

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2013	16	0	0	0	0	0	1	3	20
October 2012	19	0	0	0	6	0	0	3	28
% Change	-15.8	n/a	n/a	n/a	-100.0	n/a	n/a	0.0	-28.6
Year-to-date 2013	152	0	0	0	71	102	12	261	598
Year-to-date 2012	197	2	0	0	72	31	6	23	331
% Change	-22.8	-100.0	n/a	n/a	-1.4	**	100.0	**	80.7
UNDER CONSTRUCTION									
October 2013	138	0	0	0	70	102	12	256	578
October 2012	150	2	0	0	72	0	3	51	278
% Change	-8.0	-100.0	n/a	n/a	-2.8	n/a	**	**	107.9
COMPLETIONS									
October 2013	12	0	0	0	7	0	0	4	23
October 2012	25	0	0	0	0	0	0	4	29
% Change	-52.0	n/a	n/a	n/a	n/a	n/a	n/a	0.0	-20.7
Year-to-date 2013	146	0	0	0	84	0	3	54	287
Year-to-date 2012	209	2	0	1	124	87	11	36	470
% Change	-30.1	-100.0	n/a	-100.0	-32.3	-100.0	-72.7	50.0	-38.9
COMPLETED & NOT ABSORBED									
October 2013	64	1	0	0	88	10	n/a	n/a	163
October 2012	121	2	0	0	43	39	n/a	n/a	205
% Change	-47.1	-50.0	n/a	n/a	104.7	-74.4	n/a	n/a	-20.5
ABSORBED									
October 2013	19	0	0	0	1	0	n/a	n/a	20
October 2012	17	0	0	0	5	0	n/a	n/a	22
% Change	11.8	n/a	n/a	n/a	-80.0	n/a	n/a	n/a	-9.1
Year-to-date 2013	198	3	6	0	39	19	n/a	n/a	265
Year-to-date 2012	198	0	0	1	89	50	n/a	n/a	338
% Change	0.0	n/a	n/a	-100.0	-56.2	-62.0	n/a	n/a	-21.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
October 2013	8	0	0	0	0	0	0	3	11
October 2012	15	0	0	0	6	0	0	3	24
Mission DM									
October 2013	8	0	0	0	0	0	1	0	9
October 2012	4	0	0	0	0	0	0	0	4
Indian Reserves									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2013	16	0	0	0	0	0	1	3	20
October 2012	19	0	0	0	6	0	0	3	28
UNDER CONSTRUCTION									
Abbotsford City									
October 2013	90	0	0	0	70	60	7	256	483
October 2012	111	0	0	0	72	0	0	51	234
Mission DM									
October 2013	48	0	0	0	0	42	5	0	95
October 2012	39	2	0	0	0	0	3	0	44
Indian Reserves									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2013	138	0	0	0	70	102	12	256	578
October 2012	150	2	0	0	72	0	3	51	278
COMPLETIONS									
Abbotsford City									
October 2013	8	0	0	0	7	0	0	4	19
October 2012	17	0	0	0	0	0	0	4	21
Mission DM									
October 2013	4	0	0	0	0	0	0	0	4
October 2012	8	0	0	0	0	0	0	0	8
Indian Reserves									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2013	12	0	0	0	7	0	0	4	23
October 2012	25	0	0	0	0	0	0	4	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
October 2013	42	0	0	0	88	10	n/a	n/a	140
October 2012	87	0	0	0	43	39	n/a	n/a	169
Mission DM									
October 2013	22	1	0	0	0	0	n/a	n/a	23
October 2012	34	2	0	0	0	0	n/a	n/a	36
Indian Reserves									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
October 2013	64	1	0	0	88	10	n/a	n/a	163
October 2012	121	2	0	0	43	39	n/a	n/a	205
ABSORBED									
Abbotsford City									
October 2013	15	0	0	0	1	0	n/a	n/a	16
October 2012	13	0	0	0	5	0	n/a	n/a	18
Mission DM									
October 2013	4	0	0	0	0	0	n/a	n/a	4
October 2012	4	0	0	0	0	0	n/a	n/a	4
Indian Reserves									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
October 2013	19	0	0	0	1	0	n/a	n/a	20
October 2012	17	0	0	0	5	0	n/a	n/a	22

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083
% Change	-8.6	-80.0	-100.0	**	-11.7	n/a	n/a	22.3	2.6
2003	768	10	1	3	77	0	0	197	1,056

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and

Table 2: Starts by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Abbotsford City	8	15	0	0	0	6	3	3	11	24	-54.2
Mission DM	9	4	0	0	0	0	0	0	9	4	125.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	19	0	0	0	6	3	3	20	28	-28.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	102	149	0	0	71	72	321	54	494	275	79.6
Mission DM	62	54	0	2	0	0	42	0	104	56	85.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	164	203	0	2	71	72	363	54	598	331	80.7

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Abbotsford City	0	6	0	0	0	0	3	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	6	0	0	0	0	3	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	71	72	0	0	60	31	261	23
Mission DM	0	0	0	0	42	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	71	72	0	0	102	31	261	23

Table 2.4: Starts by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Abbotsford City	8	15	0	6	3	3	11	24
Mission DM	8	4	0	0	1	0	9	4
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	16	19	0	6	4	3	20	28

Table 2.5: Starts by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	95	149	131	103	268	23	494	275
Mission DM	57	50	42	0	5	6	104	56
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	152	199	173	103	273	29	598	331

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Abbotsford City	8	17	0	0	7	0	4	4	19	21	-9.5
Mission DM	4	8	0	0	0	0	0	0	4	8	-50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	12	25	0	0	7	0	4	4	23	29	-20.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	98	152	0	0	84	124	54	123	236	399	-40.9
Mission DM	51	69	0	2	0	0	0	0	51	71	-28.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	149	221	0	2	84	124	54	123	287	470	-38.9

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Abbotsford City	7	0	0	0	0	0	4	4
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	7	0	0	0	0	0	4	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	84	124	0	0	0	87	54	36
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	84	124	0	0	0	87	54	36

Table 3.4: Completions by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Abbotsford City	8	17	7	0	4	4	19	21
Mission DM	4	8	0	0	0	0	4	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	25	7	0	4	4	23	29

Table 3.5: Completions by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	98	146	84	212	54	41	236	399
Mission DM	48	65	0	0	3	6	51	71
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	146	211	84	212	57	47	287	470

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2013	2	13.3	3	20.0	4	26.7	6	40.0	0	0.0	15	610,000	583,520
October 2012	1	11.1	4	44.4	2	22.2	1	11.1	1	11.1	9	--	--
Year-to-date 2013	9	6.4	32	22.9	62	44.3	26	18.6	11	7.9	140	610,000	611,467
Year-to-date 2012	3	3.0	46	45.5	19	18.8	8	7.9	25	24.8	101	559,900	637,905
Mission DM													
October 2013	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
October 2012	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	12	20.7	42	72.4	3	5.2	1	1.7	0	0.0	58	466,900	476,338
Year-to-date 2012	10	15.4	48	73.8	5	7.7	2	3.1	0	0.0	65	469,900	480,662
Indian Reserves													
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
October 2013	3	15.8	6	31.6	4	21.1	6	31.6	0	0.0	19	595,000	561,721
October 2012	2	15.4	7	53.8	2	15.4	1	7.7	1	7.7	13	529,900	557,646
Year-to-date 2013	21	10.6	74	37.4	65	32.8	27	13.6	11	5.6	198	566,042	571,884
Year-to-date 2012	13	7.8	94	56.6	24	14.5	10	6.0	25	15.1	166	525,400	576,333

Source: CMHC (Starts and Completions Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2013						
Submarket	Oct 2013	Oct 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	583,520	--	n/a	611,467	637,905	-4.1
Mission DM	--	--	n/a	476,338	480,662	-0.9
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	561,721	557,646	0.7	571,884	576,333	-0.8

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Fraser Valley
October 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	749	-3.1	1,208	2,456	2,269	53.2	469,635	6.4	496,005
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	509,664
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	467,879
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	483,804
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	470,749
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	483,312
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	475,789
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	479,413
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	498,068
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	480,701
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	461,042
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	466,129
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	460,753
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	473,871
	March	1,039	-21.3	984	2,439	2,169	45.4	483,157	1.8	475,678
	April	1,276	-6.4	969	2,665	2,102	46.1	495,670	-1.1	477,820
	May	1,292	-14.5	991	2,855	2,234	44.4	499,852	3.1	484,935
	June	1,258	-9.4	1,057	2,298	2,149	49.2	499,672	-0.8	481,264
	July	1,382	3.8	1,139	2,455	2,154	52.9	500,668	4.4	493,985
	August	1,209	20.1	1,213	2,104	2,300	52.7	482,006	-0.2	481,430
	September	1,078	36.3	1,245	2,154	2,129	58.5	491,766	-0.7	492,790
	October	1,183	20.2	1,185	1,993	2,029	58.4	488,209	2.5	493,555
	November									
	December									
	Q3 2012	3,130	-14.0		7,044			484,640	-3.2	
	Q3 2013	3,669	17.2		6,713			491,903	1.5	
	YTD 2012	11,641	-9.6		25,562			488,050	-3.3	
	YTD 2013	11,160	-4.1		23,565			488,326	0.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
October 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14	96.0	117.2	92	7.7	67.9	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.0	783
	June	590	3.14	5.14	95.7	117.6	93	8.5	69.2	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.9	773
	September	601	3.14	5.34	95.6	118.1	95	7.7	69.6	780
	October	601	3.14	5.34		117.7	95	7.9	69.8	798
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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